

## MEMORANDUM

TO: APC Ordinance Committee  
FROM: Kathy Lind, Senior Planner  
SUBJECT: Adding the use "catering hall" to the UZO  
DATE: January 31, 2013

---

Occasionally over the past several years, staff has fielded questions regarding a land use that does not appear in the SIC (Standard Industrial Classification) Manual or its newest incarnation, the NAICS (North American Industrial Classification Standard). That use is a "catering hall" which is generally a building used for graduation parties, wedding receptions and other types of public or private gatherings. (Think of Duncan Hall, the Fowler House, the Merou Grotto, or the Fairview Community Center on CR 200 N.)

Most recently staff has fielded calls regarding a wedding and reception venue (both events to be held at the same location) in an agricultural/wooded setting. Actually, the two agri-tourism businesses that have received special exceptions in Tippecanoe County over the past few years (Exploration Acres and Wea Creek Orchards) both have large buildings used for private gatherings. These types of businesses are extremely varied and cover a wide range of potential land uses. Staff will continue to work toward a zoning ordinance amendment regarding agri-tourism businesses.

In the meantime, adding "catering hall" to the UZO would be a relatively easy process and would address an oversight that has existed for several years. Staff proposes to allow this use by right in GB, CB and CBW and with a special exception in A and AW zones. Our definition, which borrows heavily from our definition of "winery," would state the following:

**CATERING HALL.** An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events, open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, a catering hall: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 and 2: May only host such public events up to four times per calendar year.

This definition would allow such a facility located in the GB or CB zones to have a restaurant or coffee shop, or its own caterer on site as part of its business (like Judy's Catering where she caters in her own catering hall and also caters at events off-site). At the same time it would limit those places established in the A or AW zones that would typically not have sanitary sewer or water available to serve them. Catered food may be brought in, but cannot be prepared on site. The definition also allows the hall to be

used for public events, such as charity fundraisers; however if the location is in the A or AW zone, big public events would be limited to no more than four times per year.

If we can agree on the definition and zoning districts permitted in, the next step will be to come up with an appropriate parking space standard (based on building occupancy or square footage?) and decide if any special setbacks are necessary.

# ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE AMENDING CHAPTER \_\_\_\_\_ OF ORDINANCE NO. \_\_\_\_\_ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

**Be it ordained** by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. \_\_\_\_\_, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

**Section 1:** Change **UZO Section 1-10-2 Words and Terms Defined** by adding the following definition:

**CATERING HALL.** An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions are held. Unless located in a zone that also permits eating and drinking places as a primary use, a catering hall may only serve food prepared by an off-premises caterer and may not include a restaurant.

**Section 2:** Change **UZO Section 3-2 Permitted Use Table** by adding the category "Catering Hall" that states the following:

This use is permitted in GB, CB, and CBW zones by right and in A and AW zones only with a special exception. Parking group 56/c shall apply.

This ordinance shall be in full force and effect from and after its passage.

Or do we have a Section 3: That gives us a new parking standard (57) that states:

Parking: spaces shall be equal to at least 40% of the maximum occupancy of the hall.